

VI. Goals, Objectives, and Evaluation Criteria

The ensuing land development plan is not simply a map but rather a strategy for achieving the type of community that residents would prefer it to become. It includes recommendations on desirable arrangements and timing of land uses and also tells how to achieve these desirable patterns.

A. Land Development Goals

Land development goals in Selma, as in any other community, should be part of broader community goals encompassing social, economic, and physical development. In the absence of comprehensive goals, some referring specifically to land uses will be put forth as an initial framework.

1. ENCOURAGE DEVELOPMENT TO TAKE PLACE WHERE NATURAL CONDITIONS ARE SUITABLE FOR THAT TYPE OF DEVELOPMENT, AT DENSITIES COMPATIBLE WITH NATURAL CONDITIONS, AND DISCOURAGE DEVELOPMENT WHERE NATURAL CONDITIONS ARE UNSUITABLE (UNLESS MODIFICATIONS CAN BE REASONABLY MADE).
2. ENCOURAGE EFFICIENT USE OF LAND THROUGH COMPACT DEVELOPMENT REQUIRING A MINIMUM OF PUBLIC AND PRIVATE EXPENDITURES.
3. ENCOURAGE DEVELOPMENT TO TAKE PLACE IN SUCH A WAY THAT INCOMPATIBLE LAND USES AND TRAFFIC PROBLEMS ARE MINIMIZED.
4. ENCOURAGE EXPANSION OF THE HOUSING SUPPLY IN GOOD NEIGHBORHOOD ENVIRONMENTS TO MEET THE NEEDS OF ALL INCOME GROUPS.
5. PRESERVE SUFFICIENT SUITABLE LAND FOR EACH TYPE OF LAND USE.
6. PRESERVE SELMA'S HISTORICAL HERITAGE, BUT RENOVATE THOSE AREAS AND STRUCTURES WHICH HAVE DETERIORATED WITH TIME.

Having presented these broad goals, the next step is to develop annual objectives--quantifiable when possible--which, when achieved, will represent the steps taken to realize the goals.

B. Annual Objectives

- 1977 - Amend the present zoning ordinance to conform more closely within land development plan and address many of the issues raised therein.
- 1977 - As utilities are extended beyond the corporate limits,
1985 amendments to the zoning ordinance should again be made in conformance with this or an amended plan which is designed to promote certain types of development.